

076.0

0003

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,193,300 / Total Card / 1,193,300
USE VALUE: 1,193,300 / Total Parcel 1,193,300
ASSESSED: 1,193,300 / 1,193,300



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POKRESS MATTHEW C & SHAILEEN	
Owner 2:	
Owner 3:	

Street 1: 51 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: M & H INVESTMENT GROUP INC -

Owner 2: -

Street 1: 230 SYCAMORE ST

Twn/City: WATERTOWN

St/Prov: MA Cntry:

Postal: 02472

NARRATIVE DESCRIPTION

This parcel contains 26,329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Vinyl Exterior and 3180 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		26329		Sq. Ft.	Site		0	70.	0.34	12			Shape	-15	Topo	-20			626,630						626,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							26329.000		566,200		500		626,600		1,193,300							
Total Card							0.604		566,200		500		626,600		1,193,300		Entered Lot Size					
Total Parcel							0.604		566,200		500		626,600		1,193,300		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2020	101	FV	566,100	500	26,329.	626,600	1,193,200	1,193,200	Year End Roll	12/18/2019	076.0-0003-0020.0
2019	101	FV	404,400	500	26,329.	581,900	986,800	986,800	Year End Roll	1/3/2019	
2018	101	FV	202,600	500	26,329.	581,900	785,000	785,000	Year End Roll	12/20/2017	
2017	101	FV	219,800	500	26,329.	510,300	730,600	730,600	Year End Roll	1/3/2017	
2016	101	FV	219,800	500	26,329.	465,500	685,800	685,800	Year End	1/4/2016	
2015	101	FV	207,600	600	26,329.	411,800	620,000	620,000	Year End Roll	12/11/2014	
2014	101	FV	207,600	600	26,329.	389,400	597,600	597,600	Year End Roll	12/16/2013	
2013	101	FV	207,600	600	26,329.	370,600	578,800	578,800		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
M & H INVESTMEN	71874-573	1	11/13/2018		1,225,000	No	No		
LEPORE VIRGINIA	69695-477		7/31/2017	Change>Sale	662,500	No	No		
LEPORE JOSEPH	29874-154		3/3/1999	Family		1	No	No	N

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/28/2019	719	Solar Pa	28,344	C					6/12/2018	Permit Visit	DGM	D Mann
10/24/2017	2014	Heat App	7,000	C					6/12/2018	Meas/Inspect	DGM	D Mann
9/21/2017	1233	Addition	200,000						2/17/2009	Meas/Inspect	345	PATRIOT
9/8/2017	1162	Inter-De	1,000	C					11/8/2000	Hearing Chag	201	PATRIOT
									10/13/1999	Meas/Inspect	266	PATRIOT
									8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / /

